

PORT AUTHORITY OF WINONA MINUTES

DATE: May 8, 2008

PRESENT: Commissioners Cichanowski, Johnson, Glubka, Hansen, Thurley and Borzyskowski.

ABSENT: Commissioner Kiekbusch and Executive Secretary Sorensen.

1. CALL TO ORDER – APPROVAL OF MINUTES

The meeting was called to order at 4:00 p.m. by President Cichanowski.

2. REMARKS BY THE PRESIDENT

President Cichanowski extended an invitation to the Commissioners on behalf of the Winona County Historical Society to "Network Night" a social event sponsored by the WCHS at 5:15.

3. OLD BUSINESS

A. Request to approve Abramson Development at 670 West Third

Mr. Abramson presented plans for the development of 670 West Third Street, a property he purchased from the Port Authority in 2003. The plans are to build storage shed facilities on the site beginning with Phase I in July 2008 a building on Lot Seven. A motion to approve the development plan as proposed was made by Commissioner Thurley, seconded by Commissioner Glubka. Assistant Executive Secretary Judith Bodway stated that Mr. Abramson is presenting the plan for review by the Port as required by the last development extension. A site plan review and the normal city development process would occur following Port approval. President Cichanowski asked when the remainder of the site would be developed and Mr. Abramson responded as the market demands. General discussion about storm water retention, landscaping on Third Street, and the roof design ensued. After discussion, Commissioner Thurley amended his motion to include the following language: "A revised development plan including a pitched roof and landscaping on the south side of the development should be presented to the Negotiating Committee for their review and approval". The amendment was accepted by Commissioner Glubka. The amended motion was called for a vote with all Commissioners present, voting aye. The motion carried.

B. Request for Use of Chrysler Building

Staff presented the following proposed guidelines on the use of the Chrysler building for Commissioners review.

- No use after September 1, 2008.
- Requests will be granted on a first come, first served process.
- Requestor must be a nonprofit agency providing services in Winona.
- Requestor must provide insurance coverage with the Port Authority listed as a co-insured. Policy must be provided prior to use of the property.
- Property will be in an as is condition. Requestor will be responsible for any clean up of the property after use of it. Any clean up not done will be contracted out and billed to the user for payment.
- Staff will approve requests which meet the requirements and inform the Commissioners of the approved requests.

Commissioner Glubka moved to approve the guidelines. The motion was seconded by Commissioner Hansen, and the motion carried with all voting aye.

4. **NEW BUSINESS**

A. **RFP for Commercial Dock**

The Request for Proposals for the Commercial Dock were presented to the Port Authority Commissioners for their review and consideration to advertise for proposals. Assistant Executive Secretary, Judith Bodway explained the RFP includes a new dock be constructed as part of the RFP. The purpose for receiving proposals for a new dock facility as part of the proposal is due to the condition, age and inefficient logistics of the current dock location and facility. The Riverfront Committee met with current users and prepared an RFP based on those meetings. The proposal due date was clarified and will be June 10, 2008 at 2:30 p.m. After general discussion, Commissioner Borzyskowski introduced a motion to advertise the RFP for the Commercial Dock, seconded by Commissioner Thurley. The motion carried with all present voting aye.

5. **FINANCIAL REPORTS**

Financial Reports were distributed to the Commissioners.

6. **ADJOURNMENT**

A motion to adjourn the meeting was made by Commissioner Johnson, seconded by Commissioner Borzyskowski. The motion carried with all Commissioners present voting aye.



Lucy McMartin
Program Development Director